## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address	103/63 Rouse Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

#### Median sale price

Median price	\$765,000	Pro	perty Type Ur	it		Suburb	Port Melbourne
Period - From	01/07/2024	to	30/09/2024	So	urce	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	212/99 Dow St PORT MELBOURNE 3207	\$450,000	01/11/2024
2	403/63-69 Rouse St PORT MELBOURNE 3207	\$455,000	19/07/2024
3	106/52 Dow St PORT MELBOURNE 3207	\$440,000	17/06/2024

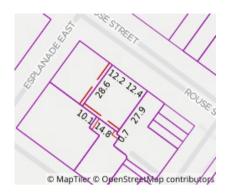
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/11/2024 14:57
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Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$435,000 - \$460,000 **Median Unit Price** September quarter 2024: \$765,000

## Comparable Properties



212/99 Dow St PORT MELBOURNE 3207 (REI)

Price: \$450,000 Method: Private Sale Date: 01/11/2024

Property Type: Apartment

**Agent Comments** 



403/63-69 Rouse St PORT MELBOURNE 3207 (REI)





Price: \$455,000 Method: Private Sale Date: 19/07/2024

Property Type: Apartment

**Agent Comments** 



106/52 Dow St PORT MELBOURNE 3207 (VG)

Price: \$440,000 Method: Sale Date: 17/06/2024

Property Type: Subdivided Flat - Single OYO Flat

**Agent Comments** 

Account - Little Real Estate | P: 07 3037 0255





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